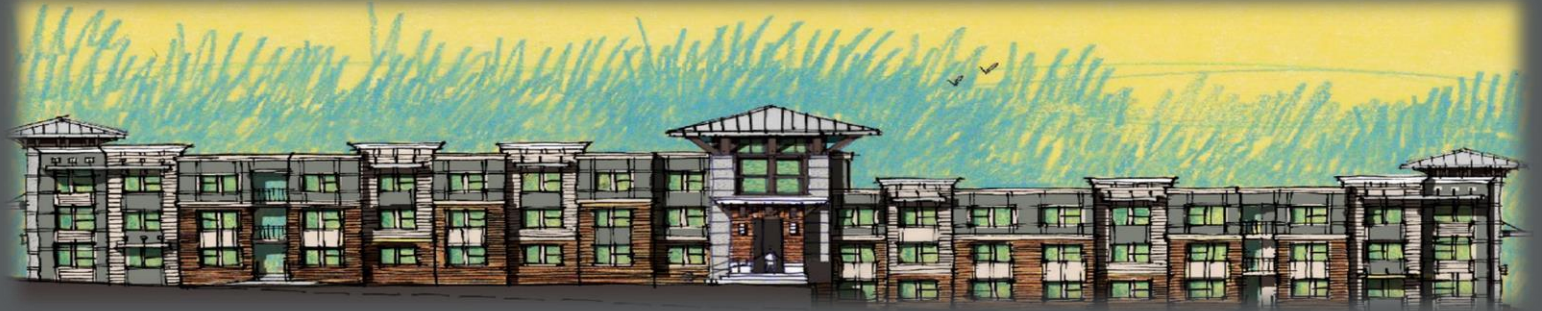




## Granite Crossing Residential Development: *A big step in a small community's re-growth*



2016 Brownfields Conference  
Gordon Persons Building  
Auditorium  
Montgomery, Alabama  
June 7, 2016

Presented by:  
Roger Register  
South Area Brownfields Practice Leader

# Agenda

## 1960's / 70's Development

- > What went wrong



## City Leaders and Community Vision to Improve Downtown Core

- > Residents, Retail and "Sense of Place"

## Historic Downtown Area

- > Past, Present, Future



**Decide DeKalb**  
Development Authority

## Partnerships Making "Vision" a Reality

- > Atlanta Regional Commission - "Blueprint" Report
- > City of Lithonia
- > Decide DeKalb Development Authority (DDDA) / DeKalb County
- > Georgia Conservancy
- > US EPA Region 4 Brownfields Program
- > Wendover Housing Partners



# Challenges

## 1. Development Challenges

- a) Adjoining properties
  - i. Sharing infrastructure and breezeway – break connection
- b) Asbestos Containing Materials
  - i. Abatement costs
- c) Topographic
  - i. 35 foot elevation changes across property
- d) Incorporate public access features while maintaining privacy for residents
  - i. A public multi-use path for biking and walking.
  - ii. Connectivity to regional transit bus stop and shelter

## 2. Environmental Challenges

- a) Former dry-cleaner
- b) Historic gas station
- c) Potential for Vapor Intrusion from chlorinated solvent discharge

## 3. Financial Considerations / Challenges

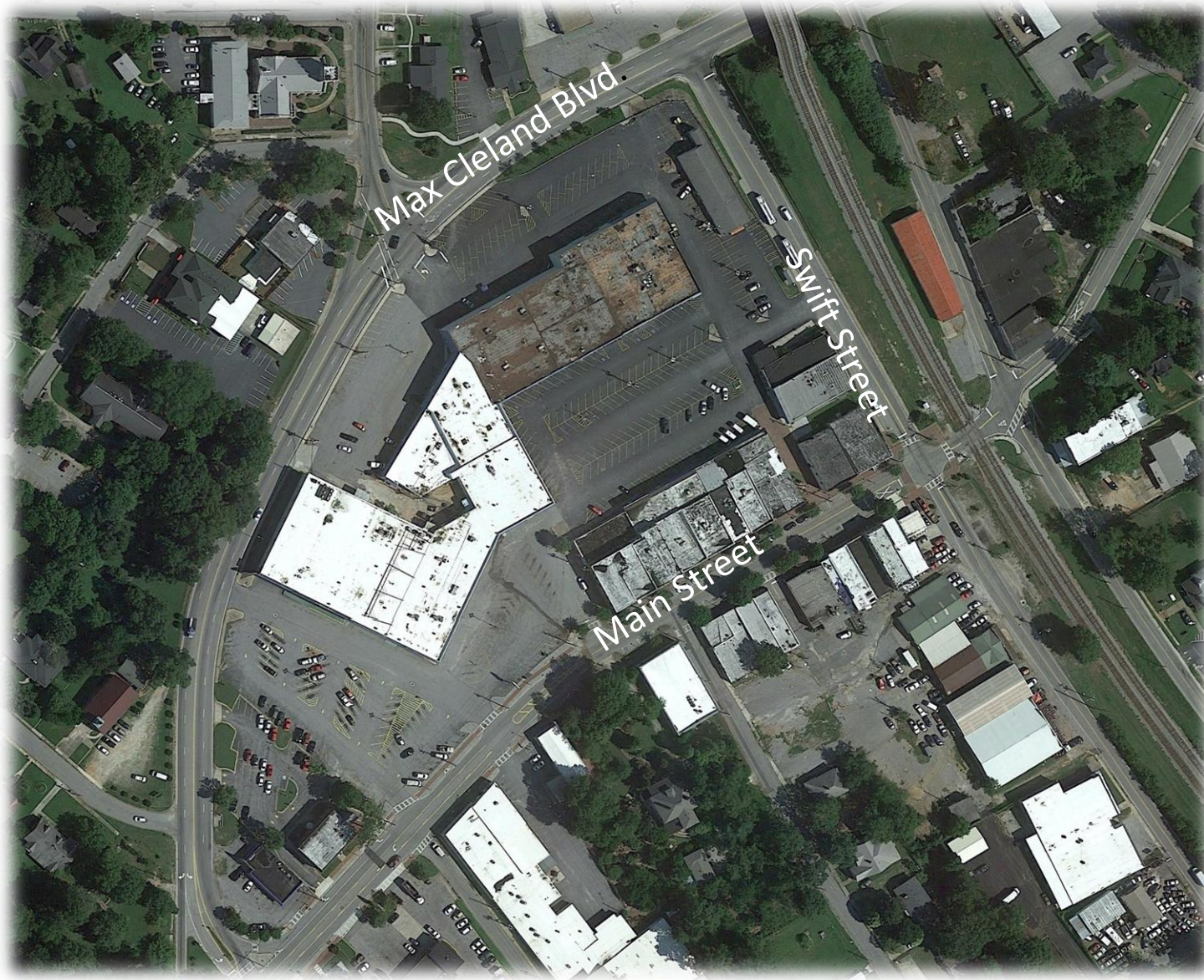
- a) EPA Revolving Loan Fund
  - i. Sub-grant from DDDA to the City
- b) Georgia Department of Community Affairs
  - i. Low Income Housing Tax Credit Program
  - ii. Phase I and II ESA before application submittal
  - iii. Acceptance into Georgia Brownfields Program

# Downtown Lithonia - circa 1960's





# Downtown Lithonia, 2015



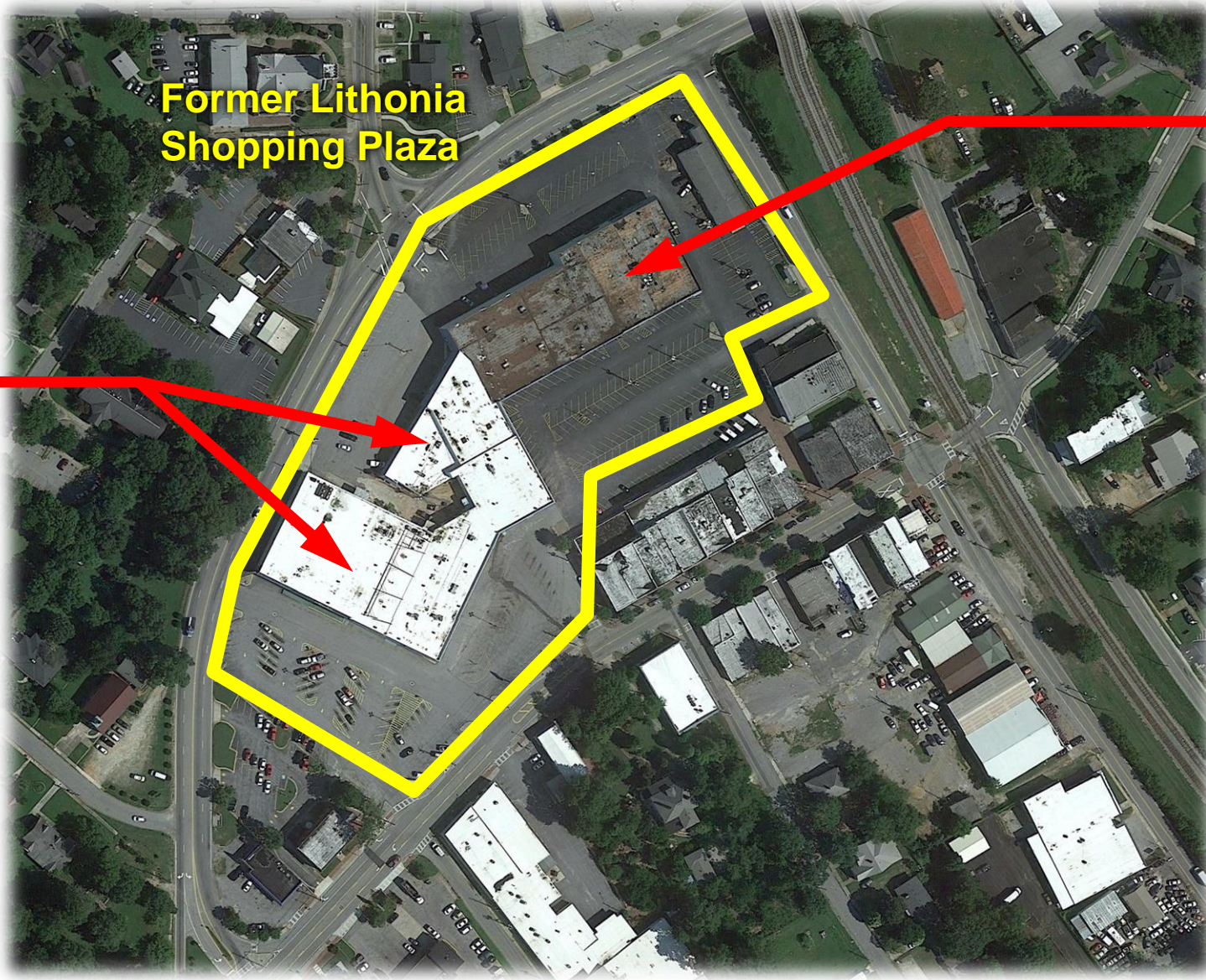


# Former Lithonia Shopping Plaza

Wakefield Grocery  
Privately-owned

Former Lithonia  
Shopping Plaza

Subject Site –  
City Owned  
Property

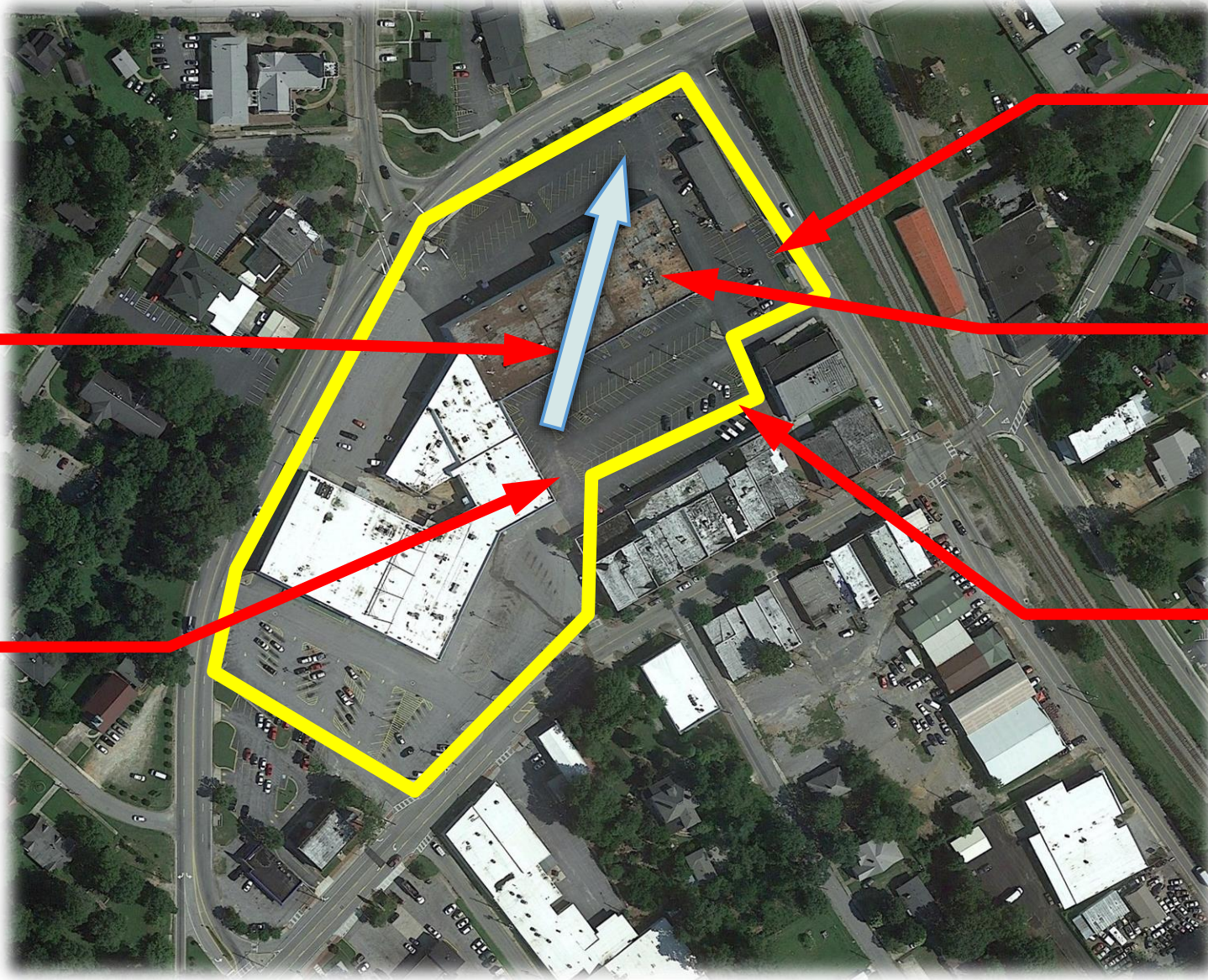




# Former Lithonia Shopping Plaza

35 foot elevation change across site (10 ft. retaining wall separating parking lot and location of building)

Former Gas Station  
Circa 1940's



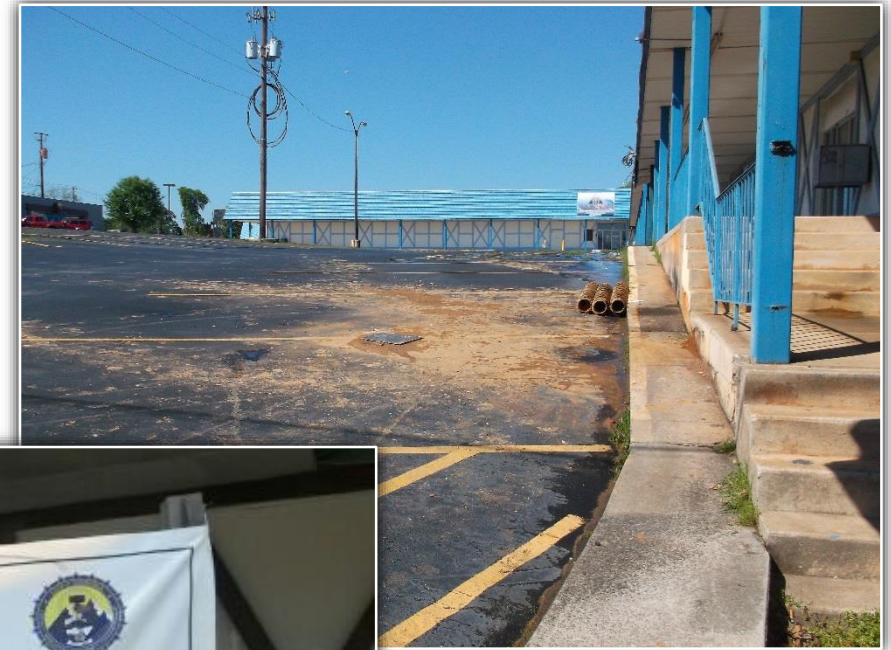
MARTA Bus Shelter

Former dry-cleaner;  
Located in southeast Corner.

Former Lithonia Shopping Plaza boundary.



# Former Lithonia Shopping Plaza – *Before Demolition*





# Former Lithonia Shopping Plaza – *Before Demolition*





# Former Lithonia Shopping Plaza – *Abatement Survey*





# Former Lithonia Shopping Plaza – *Before Demolition*





# Wendover Housing Partners

**WENDOVER**  
HOUSING PARTNERS



# Wendover Housing Partners Vision

## Granite Crossings –

1. Why this particular property?
  - a. Location
  - b. Partner – City of Lithonia
  - c. Demographics for Low Income Housing Tax Credit (LIHTC ) program
2. Challenges with location
  - a. Existing structure
  - b. Financial – environmental issues
    - i. asbestos abatement costs
    - ii. former dry-cleaning site
    - iii historic gas station
  - c. Topographic challenges from a design/civil engineering
  - d. Scheduling to meet LIHTC program requirements

# Wendover Housing Partners Vision *(cont'd)*

## Granite Crossings –

### 3. Solutions and Partnerships

#### a. EPA Region 4 Brownfields

- i. EPA Targeted Brownfields Assessment (TBA) grant to City for initial Phase I ESA and limited groundwater / soil assessment

#### b. Decide DeKalb Development Authority

##### ii. EPA Revolving Loan Fund –

Arranged / paid for asbestos and lead survey

\$184,0000 sub-grant to City for asbestos abatement

#### c. Georgia Brownfields Program

### 4. Current status

a. Demolition initiated on March 14

b. Completed, May 12

c. Additional environmental assessment underway



# Progress Continues – *Demolition Begins* March 28, 2016





# Former Lithonia Shopping Plaza – *Demolition*





# Former Lithonia Shopping Plaza – *Demolition Activities*





# Former Lithonia Shopping Plaza – *Demolition Progress*



Wendover Housing Partners

Granite Crossing  
Lithonia, GA.

Print #160504267  
Date: 05/04/16  
Lat/Lon: 33.712608 -84.107053  
Order No. 61048  
Aerial Photography, Inc. 954-568-0484



Wendover Housing Partners

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# Former Lithonia Shopping Plaza – *Ongoing Assessment*





# Conceptual Elevation Study – *Granite Crossings*



FRONT ELEVATION SKETCH

**CONCEPTUAL ELEVATION STUDY**  
**GRANITE CROSSINGS**  
15-068 4.15.16





# Special Thanks

1. Alston & Bird, LLP
  - a) Johnathan Wells, partner
2. City of Lithonia
  - a) Mayor Deborah Jackson
3. Decide DeKalb Development Authority
  - a) Araba Dowell (current brownfields RLF manager)
  - b) Barry Williams (former brownfields RLF manager)
4. EPA Region 4 Brownfields Program
  - a) Wanda Jennings, RLF Brownfields Project Officer
  - b) Bob Rosen, TBA Project Officer
5. Wendover Housing Partners
  - a) Bryan Hartnett, Project Manager

ALSTON  
& BIRD<sub>LLP</sub>



# Contact Information and Questions?

***Thank you!***

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